

When recorded return to:

Brad S. Durbin
20106 State Route 9
Mount Vernon, WA 98274



200703230111
Skagit County Auditor

3/23/2007 Page 1 of 3 1:13PM

Recorded at the request of:
First American Title
File Number: B91029

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B91029E-1

THE GRANTORS Jonathan D. Manley and Lori A. Manley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bradley S. Durbin, unmarried man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 33, Range 5; Ptn. NW NW; and Section 18, Township 33, Range 5; Ptn. NE NE (aka Tract 2, Short Plat No. 1-87)

Tax Parcel Number(s): P18135, 330518-1-001-0300, P18111, 330517-2-005-0107

Tract 2 of Skagit County Short Plat No. 1-87, approved February 13, 1987, and recorded February 17, 1987, under Auditor's File No. 8702170009, in Book 7 of Short Plats, page 166, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., and of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 33 North, Range 5 East, W.M..

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the attached Schedule B-1 and by this reference made a part hereof.

Dated MARCH 20th, 2007

Jonathan D. Manley Lori A. Manley
Jonathan D. Manley Lori A. Manley

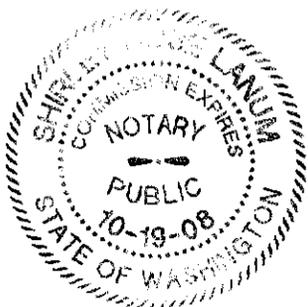
STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Jonathan D. Manley and Lori A. Manley, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-20-2007

Shirley Rose Lanum

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



1316
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2007

Amount Paid \$ 6413.00
Skagit Co. Treasurer
By Lp Deputy

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
 Dated: August 4, 1978
 Recorded: August 10, 1978
 Auditor's No.: 885242
 Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
 Affects: A ten (10) foot strip of land

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 1-87
 Recorded: February 17, 1987
 Auditor's No.: 8702170009

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage disposal - Individual septic system.
4. Water - Individual well - Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to availability of said water. Skagit County requires a one-hundred (100) foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any building or drilling any wells and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zone.
5. See Variance No. V-86-041.
6. An easement for existing electric power line is reserved over, under and across Lot 2 for electrical service to Lot 1; said easement being ten (10) feet in width, centered on the existing line from Highway 9 to the property line between said Lots 1 and 2. See also easement to Puget Sound Power and Light Co. recorded as Auditor's File No. 885242.
7. Lots 1 and 2 will require an alternate sewage disposal system. Alternate on site sewage disposal systems may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
8. Existing driveway - Not for use by Lot 2 after Short Plat is approved and Lot 2 is conveyed to a different owner.



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9. Well Pollution Control Zone as disclosed by the face of the Short Plat.

10. Power and telephone line locations.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: La Vone L. Dally
Recorded: May 13, 1987
Auditor's No.: 8705130048
For: Drainfield, together with ingress and egress to maintain and repair
Affects: A portion of the subject property

D. GRANT OF EASEMENT AND JOINT USE OF WELL AGREEMENT:

Between: La Vone L. Dally and John F. Koals and wife Shirley M.
Dated: May 1, 1987
Recorded: May 13, 1987
Auditor's File No.: 8705130050



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